



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Improvement Deferral Agreement for 1365 E. Turner Road

MEETING DATE: May 20, 1998

PREPARED BY: Public Works Director

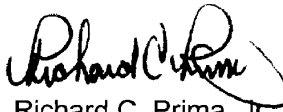
RECOMMENDED ACTION: That the City Council approve the Improvement Deferral Agreement for 1365 E. Turner Road and direct the City Manager and City Clerk to execute the agreement on behalf of the City.

BACKGROUND INFORMATION: A construction application (#12444) has been submitted by the owner of the project site, California Waste Removal Systems, for the construction of a repair shop facility as shown on Exhibit A. The installation of street improvements along the Turner Road frontage of the parcel is required with this project in conformance with LMC §15.44.

Since the portion of the site being developed at this time is not immediately adjacent to Turner Road, and the project is an expansion of the developer's facilities on the adjacent parcels to the west and does not require installation of the required improvements to provide public utilities or access to the site, the owner has requested that the installation of the required street improvements be deferred. The owner has executed an Improvement Deferral Agreement for the required improvements which provides, in part, that the owner will undertake the design and construction of the deferred improvements at the time of development of the portion of the site adjacent to Turner Road, or at the time of development of adjacent parcels, or at the request of the City, whichever occurs first. The owner has also submitted the necessary recording fees for the agreement.

Staff feels that the request for deferral of the Turner Road street improvements is reasonable and recommends that the Improvement Deferral Agreement be approved.

FUNDING: Recording fees paid by owner.


Richard C. Prima, Jr.
Public Works Director

Prepared by Sharon A. Welch, Associate Civil Engineer

RCP/SAW

Attachment

cc: Associate Civil Engineer
California Waste Removal Systems

APPROVED: _____


H. Dixon Flynn -- City Manager



NOT TO SCALE

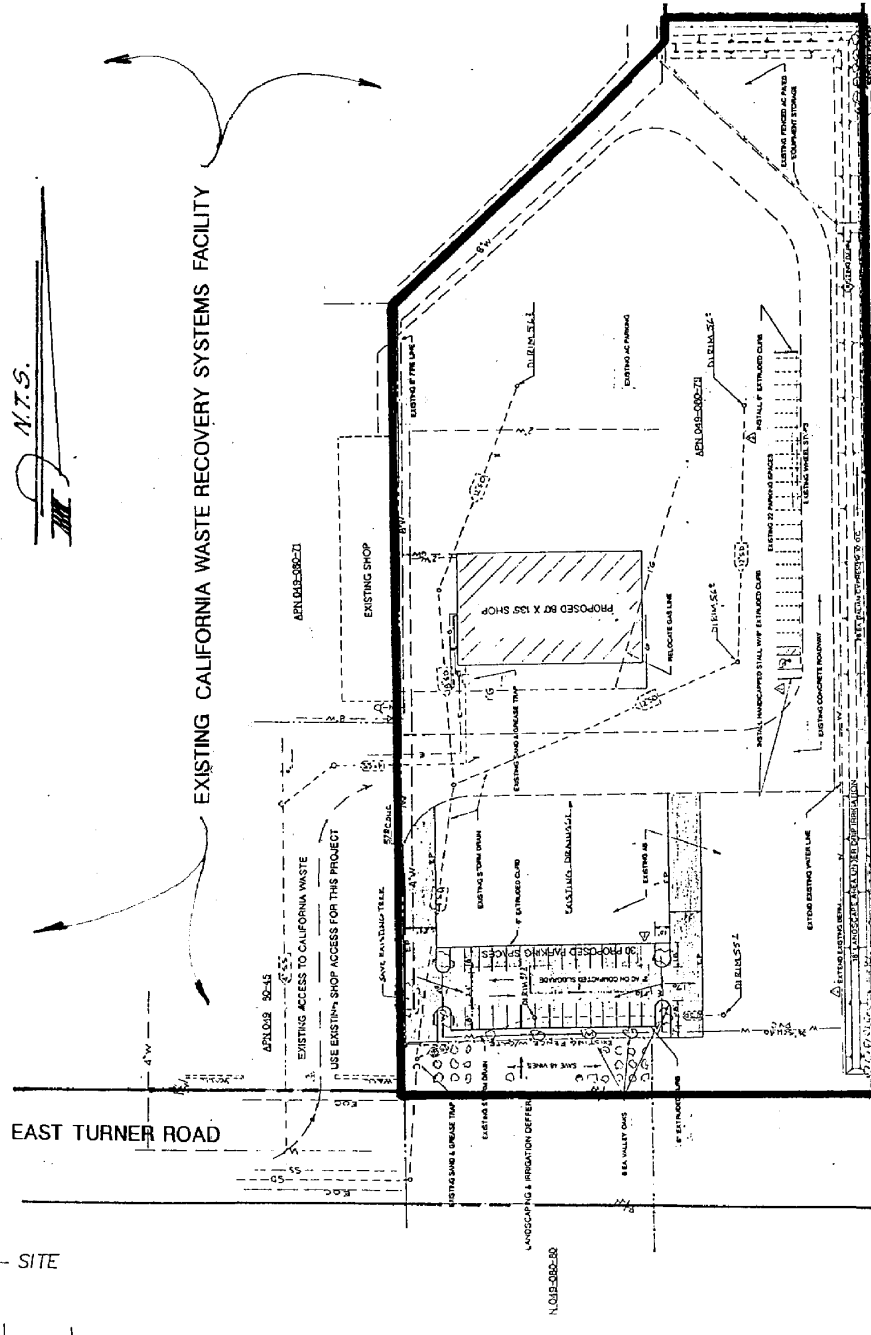
MCKEEL RIVER

TURNER ROAD

CLIFF AVE.

GUILD AVE.

SITE



CITY COUNCIL

JACK A. SIEGLOCK, Mayor
KEITH LAND
Mayor Pro Tempore
ROBERT J. JOHNSON
STEPHEN J. MANN
PHILLIP A. PENNINO

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710

May 14, 1998

H. DIXON FLYNN
City Manager
ALICE M. REIMCHE
City Clerk
RANDALL A. HAYS
City Attorney

California Waste Systems, Inc.
Attn: Thomas A. Sanchez
District General Manager
P. O. Box 241001
Lodi, CA 95241-9501

SUBJECT: Improvement Deferral Agreement for 1365 East Turner Road

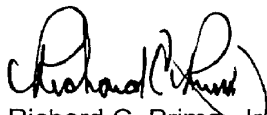
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, May 20, 1998. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Alice Reimche, City Clerk, at 333-6702.

If you have any questions about the item itself, please call Sharon Welch at 333-6800, ext. 659.



Richard C. Prima, Jr.
Public Works Director

RCP/lm

Enclosure

cc: City Clerk